
STAFF COMMENTS FOR PLANNING COMMISSION

MEETING DATE: September 6, 2006

SITE PLAN: **AFP-06-033**

TITLE: Rau Residence

REQUEST: **AMENDMENT TO FINAL PLAN APPROVAL**
For a two-story addition, two bay windows, and a
screened in porch

ADDRESS: 135 Thurgood Street

ZONE: MXD (Mixed Use Development)

APPLICANT/REPRESENTATIVE/ATTORNEY/DEVELOPER: (as
applicable)

Architect/Engineer: James Martin

STAFF PERSON: Allen Meyer, Planning Intern

Enclosures:

Staff Comments

Exhibit 1: Site Location map

Exhibit 2: Application

Exhibit 3: Mailing list

Exhibit 4: May 5, 2006 (two-story addition, two bay windows, screened in porch) approval letter
from the Kentlands Historical Trust of the Kentlands Citizens Assembly

Exhibit 5: Site plan with proposed additions

Exhibit 6: Front elevation

Exhibit 7: Right elevation

Exhibit 8: Rear elevation

Exhibit 9: Left elevation

STAFF COMMENTS

This single family house is located at 135 Thurgood Street in the Kentlands subdivision (Exhibit #1). The property is located in the MXD (Mixed Use Development) Zone. The application (AFP-06-033) proposes to add a two-story rear addition, two bay windows, and a screened in porch (Exhibit #2) as depicted on the plan view (Exhibit #5).

The application has been approved by the Kentlands Historical Trust of the Kentlands Citizen's Assembly (Exhibit #4) with the following conditions:

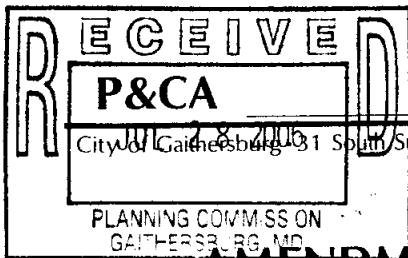
1. Capitals are to be added to piers on existing porch front.
2. Obtain additional neighbors signatures and submit to management office at the Kentlands Clubhouse.

The drawings (Exhibit #6) have a detail and note regarding the first condition. Staff needs to confirm with the homeowners that they have completed the second condition. If they have not, staff will suggest a condition that the applicant submit written verification prior to the issuance of the building permit that the signatures were submitted to the management office. Hopefully, this has been completed and the following recommendation will be sufficient. Staff apologizes for not having this researched ahead of time.

Staff recommends to the Commission **TO GRANT AFP-06-033 – 135 THURGOOD STREET IN THE KENTLANDS, AMENDMENT TO FINAL PLAN APPROVAL, FINDING IT IN CONFORMANCE WITH §§ 24-160, 24-170 AND 24-172 OF THE CITY'S ZONING ORDINANCE, WITH NO CONDITIONS.**



Exhibit
#1
AFP-06-033
9/6/06
PENGAD 800-631-6689



PLANNING AND CODE ADMINISTRATION



City of Gaithersburg 31 South Summit Avenue • Gaithersburg, Maryland 20877 • Telephone: (301) 258-6330 • Fax: (301) 258-6336
plancode@gaitthersburgmd.gov • www.gaitthersburgmd.gov

PLANNING COMMISSION
GAITHERSBURG, MD

AMENDMENT TO FINAL PLAN APPLICATION

Application # AFP-06-033
Date Filed 7/28/06
Total Fee \$300 pd

In accordance with Section 24, Article V of the City Code

1. SUBJECT PROPERTY

Project Name RAW RESIDENCE
Street Address 135 THURGOOD STREET
Zone _____ Historic area designation ☐ Yes ☒ No
Lot 92 Block II Subdivision KENTLANDS PLAT 90
Tax Identification Number (MUST BE FILLED IN) _____

2. APPLICANT

Name Jim Martin / Julie Rau
Street Address 135 Thurgood St. Suite No. _____
City Gaith State Md. Zip Code 20878
Daytime Telephone 301.330.7239

3. ARCHITECT/ENGINEER/DEVELOPER

Architect's Name JAMES A. MARTIN, III AIA
Architect's Maryland Registration Number 8062 Telephone 202-299-1040
Street Address 938 S STREET, NW Suite Number -
City WASHINGTON State DC Zip Code 20001

Engineer's Name _____
Engineer's Maryland Registration Number _____ Telephone _____
Street Address _____ Suite Number _____
City _____ State _____ Zip Code _____

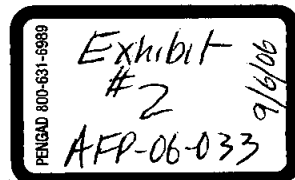
Developer's Name _____ Telephone _____
Street Address _____ Suite Number _____
City _____ State _____ Zip Code _____
Contact Person _____ Telephone _____

4. PROPERTY OWNER

Name JULIE & CARL RAU
Street Address 135 THURGOOD STREET Suite No. -
City GAITHERSBURG State MD Zip Code 20878
Daytime Telephone _____

5. CITY PROJECT NUMBER

Original Site Plan Number _____ Date Approved _____
Name of previously approved Final Plan _____



6. WORK DESCRIPTION

Please state clearly changes requested from final approved plan.

TWO NEW ONE-STORY BAYS ON FRONT OF HOUSE.
TWO-STORY ADDITION AT REAR OF HOUSE.
INTERIOR ALTERATIONS

7. PROJECT DETAIL INFORMATION

a. POPULATION CHANGES (if any)

Changes in population estimated due to amendment.

Employee estimate: Total number

Total number per shift

Resident estimate: Total number

Total number per dwelling unit

b. PLEASE SUPPLY THE FOLLOWING INFORMATION

DEVELOPMENT INFORMATION		REQUIRED	PROVIDED
1. Site (square feet)			12,750 S.F.
2. Site Area (acres)			.27
3. Total Number of Dwelling Units/Lots			1
4. Height of Tallest Building			37 FEET
5. Green Area (square feet)			18993 S.F.
6. Number of Dwelling Units/Acre			-
7. Lot Coverage (Percent)			.27
8. Green Area (Percent)			.71
9. Residential			
a. Single Family Detached	# Units		1
b. Single Family Attached	# Units		-
c. Multi-Family Condo	# Units		-
d. Multi-Family Apartment	# Units		-
e. Other			-
10. Retail/Commercial	Sq. Ft.		-
11. Restaurant Class: <input type="checkbox"/> A <input type="checkbox"/> B <input type="checkbox"/> C	Sq. Ft.		-
12. Office/Professional	Sq. Ft.		-
13. Warehouse/Storage	Sq. Ft.		-
14. Parking			-
15. Shared Parking/Waiver			-
16. Other			
17. Total			

SUBMISSION REQUIREMENTS

- Set of plans per the respective checklist. Plans must be folded to 8 1/2 x 11."
- Completion of the table above.

I have read and complied with the submission requirements and affirm that all statements contained herein are true and correct.

Applicant's Name (please print)

Julie Rau

Applicant's Signature

Julie Rau

Date

Daytime Telephone

301. 330. 7239

AFP-06-033 4.136 mgood St

CARL & JULIE RAU
C/O NOAHS
313 MAIN ST
GAITHERSBURG MD 20878

JULIE RAU
135 THURGOOD STREET
GAITHERSBURG MD 20878

KENTLANDS CITIZENS ASMLY INC
8401 CONNECTICUT AVE 5TH FLR
CHEVY CHASE MD 20815

KENTLANDS CITIZENS ASSEMBLY INC
C/O CMC
485 TSCHIFFELY SQUARE RD
GAITHERSBURG MD 20878

OCCUPANT
160 TREEHAVEN ST
GAITHERSBURG MD 20878

OCCUPANT
751 CHESTERTOWN ST
GAITHERSBURG MD 20878

OCCUPANT
745 CHESTERTOWN ST
GAITHERSBURG MD 20878

OCCUPANT
164 TREEHAVEN ST
GAITHERSBURG MD 20878

OCCUPANT
101 MIDTOWN RD
GAITHERSBURG MD 20878

OCCUPANT
102 MIDTOWN RD
GAITHERSBURG MD 20878

OCCUPANT
105 MIDTOWN RD
GAITHERSBURG MD 20878

OCCUPANT
106 MIDTOWN RD
GAITHERSBURG MD 20878

OCCUPANT
741 CHESTERTOWN ST
GAITHERSBURG MD 20878

OCCUPANT
739 CHESTERTOWN ST
GAITHERSBURG MD 20878

OCCUPANT
115 THURGOOD MEWS
GAITHERSBURG MD 20878

OCCUPANT
120 THURGOOD ST
GAITHERSBURG MD 20878

OCCUPANT
122 THURGOOD ST
GAITHERSBURG MD 20878

OCCUPANT
124 THURGOOD ST
GAITHERSBURG MD 20878

OCCUPANT
126 THURGOOD ST
GAITHERSBURG MD 20878

OCCUPANT
130 THURGOOD ST
GAITHERSBURG MD 20878

OCCUPANT
132 THURGOOD ST
GAITHERSBURG MD 20878

OCCUPANT
134 THURGOOD ST
GAITHERSBURG MD 20878

OCCUPANT
136 THURGOOD ST
GAITHERSBURG MD 20878

OCCUPANT
144 THURGOOD ST
GAITHERSBURG MD 20878

OCCUPANT
148 THURGOOD ST
GAITHERSBURG MD 20878

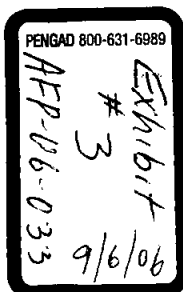
OCCUPANT
123 THURGOOD ST
GAITHERSBURG MD 20877

OCCUPANT
127 THURGOOD ST
GAITHERSBURG MD 20878

OCCUPANT
131 THURGOOD ST
GAITHERSBURG MD 20878

OCCUPANT
135 THURGOOD ST
GAITHERSBURG MD 20878

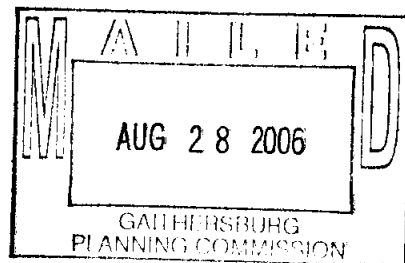
OCCUPANT
141 THURGOOD ST
GAITHERSBURG MD 20878

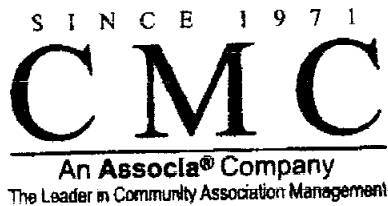


Unit Agenda for 6-sep-06 Mtg.

OCCUPANT
145 THURGOOD ST
GAITHERSBURG MD 20878

OCCUPANT
138 THURGOOD ST
GAITHERSBURG MD 20878





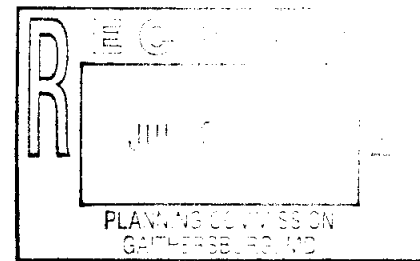
**CERTIFIED MAIL / FIRST CLASS
RETURN RECEIPT REQUESTED**

**Kentlands Citizens Assembly
485 Tschiffely Square Road
Gaithersburg, MD 20878
301-948-2071
301-948-9730 (Fax)**

May 5, 2006

Carl & Julie Rau
5275 Westview Dr.
Frederick, MD 21703

Re: 135 Thurgood St. - 00279-5355
Architectural Control Application # 06-933



AFP-06-033

Dear Carl & Julie Rau:

I am pleased to inform you that the Kentlands Historical Trust of the Kentlands Citizens Assembly has approved your application for the listed item(s) with the following stipulation(s):

Item(s): Two-Story House Addition, Two Bay Windows & Deck

Stipulation(s): Approved with condition that 1) capitals are added to piers on existing porch front and 2) obtain additional neighbors' signatures and submit to Management Office at the Kentlands Clubhouse.

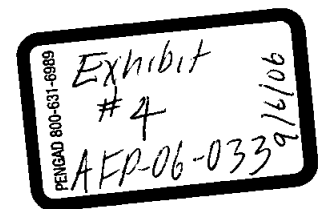
The approval is contingent upon compliance with the specifications set forth in the approved application to include the above stated stipulation(s). If your change or addition requires a city permit, it must be obtained before construction.

Please retain this letter in your files. If you should have any questions, please feel free to contact me at the number above.

Sincerely,

Sandy Al-Nazer

Sandy Al-Nazer, CMCA
Assistant Community Manager



Virginia
12701 Fair Lakes Circle, Suite 400
Fairfax, Virginia 22033
Post Office Box 10821, Chantilly, VA 20153
(703) 631-7200 FAX (703) 631-0786

Community Management Corporation

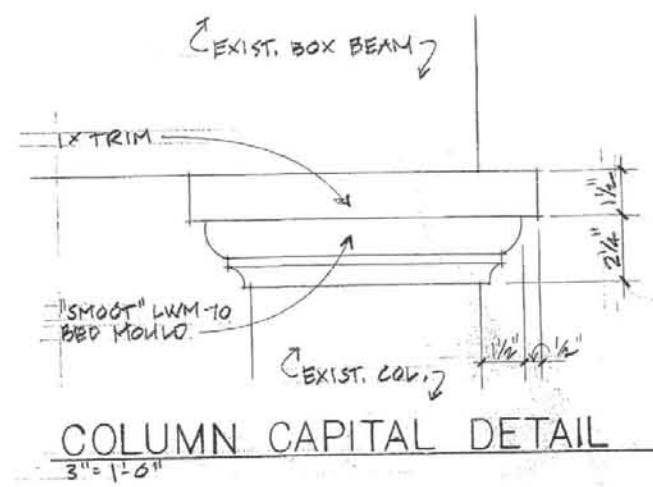


Maryland
19650 Club House Road
Suite 103
Gaithersburg, MD 20886
(301) 926-2911 FAX (301) 926-1608

7.3.2006

135 THURGOOD STREET
NORTH POTOMAC, MD 20878

RAU RESIDENCE



EAST ELEVATION
1/4\" = 1'-0\"



AFP-06-033

Exhibit #6
AFP-06-033
9/6/06



SOUTH ELEVATION
 1/4" = 1'-0"

Exhibit
 # 7
 APR-06-035
 9/6/06



WEST ELEVATION
1/4" = 1'-0"

Exhibit #8
AFP-06-033
9/6/06
PENGAD 800-631-6989



NORTH ELEVATION
 $\frac{1}{4}" = 1'-0"$

7

RAU RESIDENCE

135 THURGOOD STREET
 NORTH POTOMAC, MD 20878

7.3.2006

Exhibit
 #9
 9/6/06
 AFP-06-033